168.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	701,800	/	701,800
USE VALUE:	701,800	/	701,800
ASSESSED:	701,800	/	701,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUVADIE ROHIT K
Owner 2:	DUVADIE SARITA L
Owner 3:	
Street 1:	90 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STEVENS BROOK/SYLVIA -
Owner 2:	-
Street 1:	90 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1268 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	281,800		420,000	701,800
Total Card	0.138	281,800		420,000	701,800
Total Parcel	0.138	281,800		420,000	701,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.47 | /Parcel: 553.4

Legal Description

User Acct
111051
GIS Ref
GIS Ref
Insp Date
07/27/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0014.0

!12976!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,800	0	6,000.	420,000	701,800	701,800	Year End Roll	12/18/2019
2019	101	FV	230,200	0	6,000.	420,000	650,200	650,200	Year End Roll	1/3/2019
2018	101	FV	230,200	0	6,000.	354,000	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	230,200	0	6,000.	324,000	554,200	554,200	Year End Roll	1/3/2017
2016	101	FV	230,200	0	6,000.	276,000	506,200	506,200	Year End	1/4/2016
2015	101	FV	217,400	0	6,000.	240,000	457,400	457,400	Year End Roll	12/11/2014
2014	101	FV	217,400	0	6,000.	222,000	439,400	439,400	Year End Roll	12/16/2013
2013	101	FV	217,400	0	6,000.	211,200	428,600	428,600		12/13/2012

PRINT

Date	Time
12/11/20	02:59:34

LAST REV

Date	Time
06/05/19	10:40:42
danam	

USER DEFINED

Prior Id # 1:	111051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12976

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS BROOK/S	51465-205		7/21/2008		455,108	No	No		
KINCHLER JULIE	47193-479		3/30/2006		425,000	No	No		
KINCHIA MICHAEL	25082-122		12/23/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	24	New Wind	28,000	C				
5/9/2016	584	Manual	5,500					duct work
12/29/2006	1124	Porch	3,600	C				rebuild fr porch s
5/2/2006	325	Re-Roof	9,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/18/2008	Meas/Inspect	197	PATRIOT
8/13/2006	MLS	HC	Helen Chinal
12/13/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

BATH FEATURES

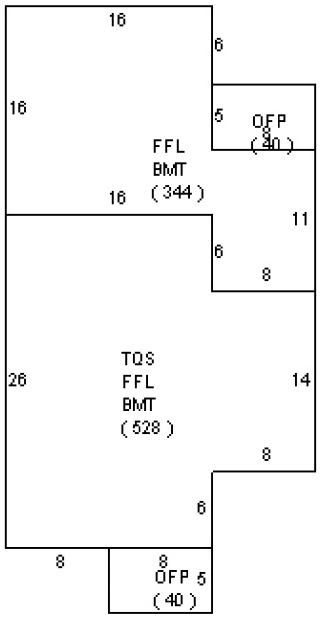
Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346174
Depreciation:	64388
Depreciated Total:	281785

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	126.94
Final Total:	281800	Val/Su SzAd	222.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	52.120	45,447
FFL	First Floor	872	173.730	151,490
TQS	3/4 Story	396	173.730	68,796
OFP	Open Porch	80	36.750	2,940

Net Sketched Area:	2,220			Total:	268,673
Size Ad	1268	Gross Are	2352	FinArea	1268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: